

Warranty Deed

Statutory (ILLINOIS) (Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS) Margaret M. Magnuson, an unmarried woman 5000 Carriage Way Dr., #207-1 Rolling Meadows, IL 60008

COOK COUNTY RECORDER JESSIE L. RUMSFIELD BRIDGEVIEW, ILLINOIS

(The Above Space For Recorder's Use Only)

of the City of Rolling Meadows County of Cook State of Illinois

for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEY and WARRANT to Edward E. Fiscu married to Anna Fiscu 1072 S. York Road, Apt. 2, Bensenville, IL 60106

(NAMES AND ADDRESS OF GRANTEES)

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for and subsequent years and

Permanent Index Number (PIN): 0808-301-063-1023, -1026

Address(es) of Real Estate: 5000 Carriage Way Drive, #207-1, Rolling Meadows, IL 60008

DATED this 13th day of July 19 98

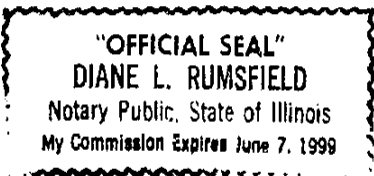
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

X Margaret M. Magnuson (SEAL)

Margaret M. Magnuson (SEAL)

(SEAL) (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret M. Magnuson, an unmarried woman



IMPRESS SEAL HERE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of July 19 98

Commission expires 19 98 Diane L. Rumsfield NOTARY PUBLIC

This instrument was prepared by Diane Rumsfield, 30 N. LaSalle, Ste. 1206, Chicago, IL 60602 (NAME AND ADDRESS)

* If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

EO11807

PROPERLY FILED IN COOK COUNTY CLERK'S OFFICE

Legal Description

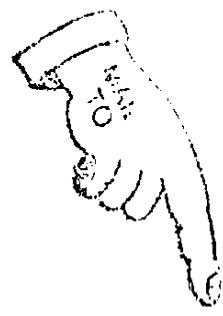
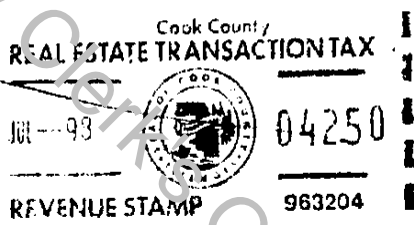
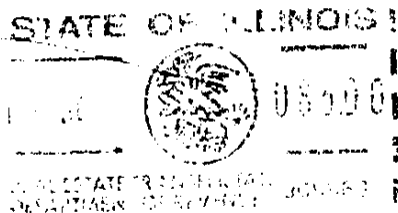
of premises commonly known as 5000 Carriage Way Drive, #207-1, Rolling Meadows, IL 60008

See attached legal description.

CITY OF ROLLING MEADOWS
REAL ESTATE TRANSFER TAX
AMOUNT 855.00 DATE 7-8-98
AGENT 5000 Carriage Way
207-1

Property of Cook County Clerk's Office

TEST #
1174-8084



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {
Edward Fisco (Name)
5200 Carriage Way #207 (Address)
Rolling Meadows IL 60008 (City, State and Zip)

Edward Fisco (Name)
5200 Carriage Way #207 (Address)
Rolling Meadows IL 60008 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

PARCEL 1

UNIT NUMBER 207-1 AND P-8, IN CARRIAGE WAY COURT CONDOMINIUM BUILDING NUMBER 5000 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 3 AND 4 OF THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT 20543261) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 3; THENCE SOUTH 74 DEGREES 47 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF LOT 3, 139.89 FEET THENCE SOUTH 15 DEGREES 12 MINUTES 44 SECONDS WEST (AT RIGHT ANGLES THERETO) 67.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 16 MINUTES 51 SECONDS WEST 93.00 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 09 SECONDS EAST 285.21 FEET THENCE NORTH 15 DEGREES 16 MINUTES 51 SECONDS EAST 93.00 FEET; THENCE NORTH 74 DEGREES 43 MINUTES 09 SECONDS WEST 285.21 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 1983 AS DOCUMENT 26619595; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CARRIAGE WAY COURT HOMEOWNERS ASSOCIATION DATED JULY 9, 1981 AND RECORDED JULY 22, 1981 AS DOCUMENT 25945355 AND AS SET FORTH IN THE DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 48050.

PARCEL 3

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS DATED SEPTEMBER 25, 1968 AND RECORDED OCTOBER 18, 1968 AS DOCUMENT 20649594 AND AS CREATED BY DEED FROM THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP TO ANTHONY R. LICATA DATED NOVEMBER 23, 1979 AND RECORDED JANUARY 3, 1980 AS DOCUMENT 25303970 FOR INGRESS AND EGRESS OVER AND ACROSS LOT 2 IN THREE FOUNTAINS AT PLUM GROVE SUBDIVISION IN COOK COUNTY, ILLINOIS.

PARCEL 4

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 60 FEET OF THAT PART OF LOT 1 FALLING WITHIN THE EAST HALF OF THE WEST HALF OF SECTION 8, AFORESAID FOR THE PURPOSE OF REASONABLE PEDESTRIAN TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HIBBARD, SPENCER BARTLETT TRUST TO THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP RECORDED JUNE 20, 1969 AS DOCUMENT 20877478, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.